

**COUNCIL OF THE CITY OF ABERDEEN, MARYLAND**  
**Resolution No. 13-R-04**

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**Introduced By:**

**Mayor Michael E. Bennett**

**Date Introduced:**

**Public Hearing:**

**Date Adopted:**

**Date Effective:**

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**RESOLUTION NO. 13-R-04**

**ANNEXATION PLAN  
PRESBYTERIAN HOME OF MARYLAND, INC.**

RESOLUTION OF THE CITY OF ABERDEEN TO  
APPROVE THE ANNEXATION PLAN FOR THE AREA  
PROPOSED TO BE ANNEXED AND KNOWN AS THE  
PRESBYTERIAN HOME OF MARYLAND, INC.  
PROPERTY (the "Annexation Plan")

1           A Resolution of The City of Aberdeen, adopted pursuant to the authority of  
2 Article XI-E of the Constitution of Maryland and Section 19 of Article 23A of the  
3 Annotated Code of Maryland, 1957, (2005 Replacement Volume), entitled "Corporation,  
4 Municipal," subtitle "Home-Rule," sub-heading "Annexation," to adopt an annexation plan  
5 for the area proposed to be annexed known as those tracts or parcels described by Deed  
6 dated January 15, 2008 from Vernon K. Johnson, Trustee under the Vernon K. Johnson  
7 Trust, unto Petitioner and recorded among the Land Records of Harford County, Maryland  
8 at liber J. J. R. No. 7844, folio 234; and also being all that parcel of land described as  
9 "Parcel C" in a deed dated August 31, 2010, from The Village at Carsin's Run LLC unto  
10 the Petitioner and recorded among the Land Records of Harford County, Maryland in Liber

J. J. R. No. 8820, folio 335; and more particularly identified in the following: (1) Petition for Annexation was accepted by the Mayor and City Council of the City of Aberdeen, on or about December 12, 2012 (the “Petition”) and (2) certain of the exhibits which accompanied the Petition for Annexation, prepared by Morris & Ritchie Associates, Inc. The exhibits are attached hereto and incorporated by reference herein.

WHEREAS, the Petitioner, Presbyterian Home of Maryland Inc., hereinafter referred to as the “Property”, is requesting that the Property be zoned Integrated Business District (IBD) as provided for in Chapter 235 of the Code of the City of Aberdeen; and

WHEREAS, pursuant to Section 19(o) of Article 23A of the Annotated Code of Maryland (as amended from time to time), in addition to, but not as a part of the Annexation Resolution, the legislative body of the municipal corporation shall adopt an Annexation Plan for the area proposed to be annexed; and

WHEREAS, the Annexation Plan shall be open to public review and discussion at the public hearing; and

WHEREAS, a copy of the Annexation Plan shall be provided to the Harford County Department of Planning and Zoning and to the Maryland Department of Planning, and any regional and State planning agencies having jurisdictions within the county at least 30 days prior to the holding of the public hearing required by Section 19(o).

Section 1. NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Aberdeen that the Presbyterian Home of Maryland Inc. Annexation Plan is hereby adopted as follows:

33                   (a)     Land Use Pattern. The description of the land use pattern existing  
34 and proposed for the area to be annexed, which includes the Harford County Master Plan  
35 already in effect for the area, is as follows”

36                   (i)     The Property is intended to be developed pursuant to the  
37 Integrated Business District (IBD), Section 235-18 M of the Development  
38 Code and for the purposes set forth herein. The purpose of the IBD is to  
39 provide for recreational, entertainment, commercial, and residential uses in  
40 a compatible manner, to be sensitive to the environmental characteristics of  
41 the land, and to facilitate the efficient use of services. The object is to  
42 promote creativity of design, flexibility among uses, and design schemes  
43 that create appeal within the district. These uses will be integrated through  
44 site plan and architectural design requirements. The IBD will maintain a  
45 common theme and character through the use of specific zoning regulations,  
46 design requirements, and architectural review procedures. These will  
47 encourage flexibility in land planning and will provide a comprehensive  
48 approach to development that will result in improved design, character and  
49 quality of mixed uses. The IBD will reflect the uniqueness of the I-95  
50 interchange area, the existence of the Ripken Stadium and related uses, and  
51 the need for development in a manner consistent with the standards set by  
52 the Ripken Stadium, which promote by degree and intensity qualities which  
53 attract commercial, residential, entertainment, and recreational activity and  
54 social interchange.

(ii) The Property's zoning designation as set forth in the Harford County Development Regulations is Agriculture (AG) and its land use designation in the Harford County Master Land Use Plan is Mixed Office (MO). The 2012 Harford County Land Use Plan designates the area encompassing this property with a land use of MO. The MO land use category is designated for Mixed Office. Uses characteristic of this land use are consistent with the requested City of Aberdeen IBD zoning designation.

(iii) The property is currently undeveloped and planned for residential and commercial uses that will be compatible with the future development of the Land of Presbyterian Home of Maryland, Inc. The property is also impacted with non-tidal wetlands.

(b) School, libraries and recreation. Public schools, libraries, and recreation facilities will not be significantly impacted by the proposed development of the Property. The Property is served by the following schools: Bakersfield Elementary School, Aberdeen Middle School, and Aberdeen High School. The Property is also served by the Harford County Library Branch in Aberdeen. Future development of this Property shall incorporate, as necessary, sidewalks to provide adequate circulation for residents and/or patrons.

(c) Fire, Police, and Emergency Medical Services. The Property will be served by the City of Aberdeen Police and Fire Departments, and Emergency Medical Services, respectively.

(d) Water and Sewer Facilities. It is anticipated that the Property will be served by public water and sewer from the City of Aberdeen. It is anticipated that the

owner/developer of the Property will connect to existing public water lines as to be approved by the City of Aberdeen Director of Public Works. Construction of water and sewer lines shall be performed as approved by the Director of Public Works. The owner/developer of the Property shall construct the water and sewer lines at its cost. The schedule for extending services to the area to be annexed for each municipal service performed within the municipality at the time of annexation is as follows:

(i). The property in question is in a portion of the city that does not have access to adequate water storage which could result in substandard fire flow. This property cannot be served until the water storage issue is resolved.

(ii). The owner/developer of the Property will be required to update the water model to current day detail.

(iii). The owner/developer of the Property will, at its expense, extend said public water lines to their property and acquire any easements as may be necessary for the extension.

(iv). The owner/developer of the Property will, at its expense, extend public sewer lines from existing public sewer lines through existing easements for the proposed development of the Property. However, the ability of the existing off-site City sewage lines to transport sewage generated by the Property for will be determined by a sewer model update that will be funded by the property owner. This study will identify any additional sewer upgrades that will be necessary to serve this area as a result of this annexation.

(v). The owner/developer of the Property will be responsible for the acquisition of all rights-of-way to extend the necessary facilities to serve the proposed development.

101                   (e)     Traffic Impact. The City of Aberdeen will contract with a traffic  
102 consultant to prepare a Traffic Impact Study prior to the submission of a Preliminary  
103 Subdivision Plan or Preliminary Site Plan but after a Concept Plan has been reviewed and  
104 approved by the Planning Commission and City Council. The owner/developer of the  
105 Property will reimburse the City of Aberdeen for this task.

106                   (f)     Roads. The owner/developer of the Property will make all  
107 necessary roadway improvements to accommodate the proposed development based on the  
108 Harford County Adequate Public Facilities requirements and the City's adopted  
109 Transportation Element of the Comprehensive Plan. The owner/developer of the Property  
110 will, at its own expense, construct all internal roadways on their property, all on-site  
111 appurtenances, parking areas, curbing, sidewalks, lighting, storm drainage systems,  
112 stormwater management facilities, etc. to accommodate the proposed development  
113 pursuant to the Code of the City of Aberdeen and any other applicable requirements.

114                   (g)     Trash Service. Trash service will be contracted privately by the  
115 developer and/or owner and/or tenants of the Property.

116                   (h)     Fiscal Impact. Once incorporated into the City of Aberdeen, the  
117 Annexation Petitioners would be subject to Aberdeen real property taxes. Once  
118 developed, property values on the property will increase substantially over the  
119 current assessment. The preliminary analysis indicates that the potential annual  
120 revenue realized by the City is \$1,032.00 (based on assessment of property @  
121 \$151,800 at a tax rate of \$0.68/100). Upon future development of the Property,  
122 school impact fees, water and sewer connection fees, and utility fees will be  
123 assessed.

124                   Section 2.     AND BE IT FURTHER RESOLVED, by the Mayor and  
125   City Council of Aberdeen, that this Annexation Plan shall be open to public review and  
126   discussion at a public hearing, but amendments to the Annexation Plan may not be  
127   construed in any way as an amendment to the Annexation Resolution, nor may they serve  
128   in any manner to cause a re-initiation of the annexation procedure now in process.

129                   Section 3.     AND BE IT FURTHER RESOLVED, by the Mayor and  
130   City Council of Aberdeen, that a copy of the Annexation Plan shall be provided to Harford  
131   County, Maryland, the Harford County Department of Planning and Zoning, and the  
132   Maryland Department of Planning at least 30 days prior to the holding of the public hearing  
133   required by Section 19 of Article 23(A) of the Maryland Annotated Code.

134                   Section 4.     AND BE IT FURTHER RESOLVED, by the Mayor and  
135   City Council of Aberdeen, that this Resolution shall become effective on the effective date  
136   of the Charter Amendment Resolution annexing said property into the corporate limits of  
137   the City of Aberdeen.

**COUNCIL OF THE CITY OF ABERDEEN**

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**Michael E. Bennett, Mayor**

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**Ruth E. Elliott, Councilwoman**

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**Bruce E. Garner, Councilman**

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**Sandra J. Landbeck, Councilwoman**

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**Ruth Ann Young, Councilwoman**

**ATTEST:**

**SEAL:**

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**Monica A. Correll, City Clerk**

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**Date**



**MORRIS & RITCHIE ASSOCIATES, INC.**

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



**EXHIBIT A**

**9.062 Acre Parcel Description to Accompany Annexation Resolution**

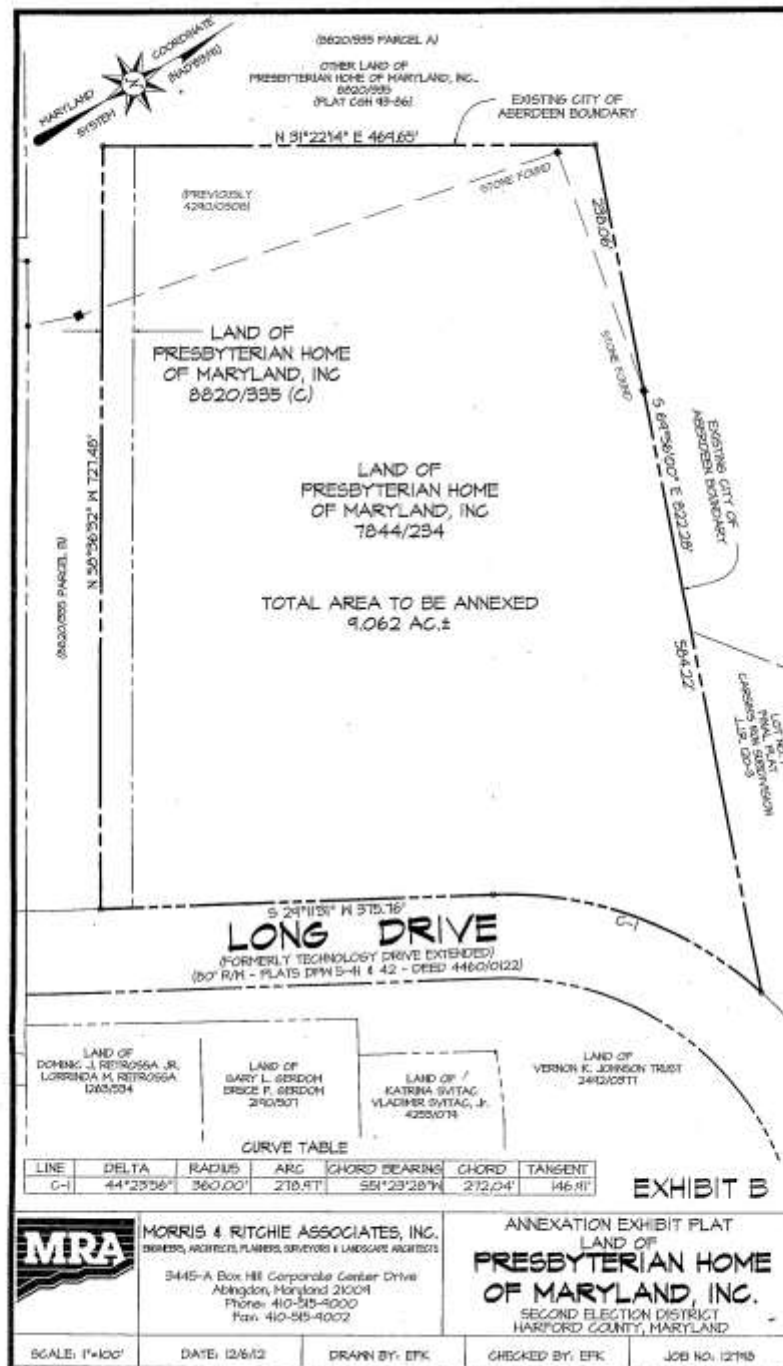
BEGINNING for the same at a point in the northwest right of way line of Long Drive, formerly Technology Drive Extended, 80 feet wide, as shown on plats entitled "Technology Drive Extended Right of Way Plat" Sheets 2 of 3 and 3 of 3, and recorded among the Land Records of Harford County, Maryland in DPW Plat Book 5, Folios 41 and 42, said point being at the beginning point of a deed from Vernon K. Johnson, Trustee under the Vernon K. Johnson Trust, to Presbyterian Home of Maryland, Inc., dated January 15, 2008 and recorded among the Land Records of Harford County, Maryland in Liber 7844, Folio 234, said point also being at the beginning point of Parcel C in a deed from The Village at Carsin's Run, LLC, to Presbyterian Home of Maryland, Incorporated, dated August 31, 2010 and recorded among the Land Records of Harford County, Maryland in Liber JJR 8820, Folio 335, thence leaving the said right of way and binding on all of the first line of the first mentioned deed and on all of the first and second lines of the said Parcel C, as now surveyed, with all bearings referred to the Maryland Coordinate System (NAD '83/91),

1. North 58° 36' 32" West 727.48 feet, thence binding on all of the second line of the first mentioned deed and binding in part on the third line of the aforesaid Parcel C,
2. North 31° 22' 14" East 469.65 feet, thence binding on the third line of the first mentioned deed,
3. South 69° 56' 00" East, passing over a stone heretofore planted at a distance of 238.06 feet, 822.28 feet to a point and to intersect the aforesaid northerly right of way line of Long Drive, thence binding thereon and binding on the fourth line of the first mentioned deed,
4. By a non-tangent curve to the left with a radius of 360.00 feet and an arc length of 278.97 feet, said curve being subtended by a chord bearing South 51° 23' 38" West 272.04 feet, to a point of tangency, thence continuing to bind on the aforesaid right of way and binding on all of the fifth line of the first mentioned deed, and in part binding on the last line of the aforesaid Parcel C,
5. South 29° 11' 31" West 375.76 feet to the place of beginning.

CONTAINING 9.062 acres of land, more or less.

BEING all of the land conveyed by and described as Parcel C in a deed from The Village at Carsin's Run, LLC, to Presbyterian Home of Maryland, Incorporated, dated August 31, 2010 and recorded among the Land Records of Harford County, Maryland in Liber JJR 8820, Folio 335; BEING ALSO all of the land conveyed by and described in a deed from Vernon K. Johnson, Trustee under the Vernon K. Johnson Trust, to Presbyterian Home of Maryland, Inc., dated January 15, 2008 and recorded among the said Land Records in Liber 7844, Folio 234.

(December 6, 2012)



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